



REF: GVAPC16812A

Beautiful, impeccable 3-bedroom, 2-bathroom apartment.

Barcelona, Eixample

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Magnificent and impeccable 3-bedroom apartment of 100m2 built inside with two balconies overlooking Calle Pau Clarís in a royal estate in l'Eixample, in the center of Barcelona and 2 minutes from La Pedrera. From the entrance hall, you enter the day area, featuring a spacious, sunny living-dining room with an exterior exit onto a balcony-terrace that provides space for a small table and chairs. Next to the living-dining room is a bedroom with built-in wardrobes and a large bathroom. The sleeping area comprises two further double bedrooms sharing a bathroom. The apartment has parquet flooring, radiator heating and ducted air conditioning. The apartment is located in the heart of L'Eixample, a stone's throw from Rambla Catalunya and Paseo de Gracia, close to the city's most central shopping streets, with excellent links to the FGC, train and bus stations.

It is specified that the published rent has been calculated in accordance with the provisions of article 17, paragraphs 6 and 7 of the LAU, amended by law 12/2023 of May 24 on the right to housing. Please note that :

- 1- The property being leased is located in an area of "stressed residential market".
- 2-That the lessor is NOT a Large Tenant.
- 3-That the reference index for rental prices published by the Ministry of Housing establishes a maximum rental price for the rented property of 1,631.69 euros per month according to the attached certificate, plus, if applicable, the repercussion of IBI and community expenses.
- 4-That the offered price of 1.993,10 euros does not exceed the updated rent of the last rental contract that has been in force (1.900 euros), not applying to this contract, as the previous one, the repercussion of IBI and Community expenses.

If you are interested please call us or send a WhatsApp to 681162903. To keep up to date with our news you can follow us on our Instagram (glover_barcelona).

Data sheet

Distribution

- Surface 100m2
- 3 rooms
- 2 baths
- Terrace 6m2
- Good condition

Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: E

Additional Data

- Lift

Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. Once the lease has been agreed upon, the agent's fees are charged to the lessee, these being 10% of an annuity of agreed rent, plus the corresponding VAT in force. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

Map:

<https://www.google.com/maps/@41.3954,2.1639,16z?hl=en>

Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-eixample-precioso-e-impecable-piso-3-habitaciones-y-2-banos-771>









